

TITLE 8 DEVELOPMENT CODE
DIVISION 7: GENERAL DESIGN STANDARDS
CHAPTER 5: PROJECTIONS INTO YARDS.
Sections:

- 87.0501 General Provisions.
87.0505 Clear Areas.
87.0510 Table of Projections into Yards and Courts.

87.0501 General Provisions.

All required yards or court areas shall be open and unobstructed from finished grade or from such other specified level at which the yard or court is required, to the sky, except for structures allowed in yard or court by the table in Section 87.0510. The architectural projections listed in Section 87.0510 must be attached to the principle building allowed on the lot.

Nothing in this chapter is intended to prevent the construction of any allowed primary or accessory structure within the building envelope which is the lot area not included in any required yard or court.

Readopted Ordinance 3341 (1989)

87.0505 Clear Areas.

(a) The projections listed in the table in Section 87.0510 may not, in any event, encroach on or into the following:

- (1) The Clear Sight Triangle required at traffic intersections.
- (2) Within three (3) feet of any lot line, dividing lots not in common ownership, except as noted in the table.

Readopted Ordinance 3341 (1989)

87.0510 Table of Projections into Yards and Courts.

	Facilities	Front and Street Side Yards	Interior Side Yards and Courts	Rear Yard
(a)	Eaves; awnings, canopies, louvers, and similar shading devices; sills, cornices, planting boxes; skylights, fireplaces, flues and chimneys; similar architectural features.	4 ft.	2 ft.	4 ft.
(b)	Evaporative Coolers, air conditioner conditioner compressors and pool equipment	4 ft. When screened from view	2 ft.	4 ft.
(c)	Propane tanks sited per Uniform Fire Code and Fire Hazard Design Standards specified by Chapter 9 of this Division.	Not allowed	Not allowed	4 ft.
(d)	Attached patio roofs and similar residential structures having open, unwallled sides along not less than 50% of their perimeters, including top deck (decks with height greater than 4 ft. above grade).	4 ft.	Not allowed	15 ft. Min. 5 ft. separation from rear lot line
(e)	Cantilevered portion of the main structure limited to 50% of length of the wall on any one story.	4 ft.	4 ft.	4 ft.
(f)	Stairways, landings, corridors and fire escapes.	5 ft.	4 ft.	10 ft.

Facilities		Front and Street Side Yards	Interior Side Yards and Courts	Rear Yard
(g)	Uncovered porches, platforms, or decks (up to 4 feet in height).	4 ft.	4 ft.	10 ft.
(h)	Open storage of boats, R.V.'s, trailers, and similar vehicles and temporary trash storage in appropriate containers.	Not Allowed	Allowed	Allowed
(i)	Slides, clotheslines and similar equipment and radio or television masts or antennas.	Not allowed	Not allowed	Allowed
(j)	Garages, carports, sheds and other similar detached, enclosed accessory buildings, which occupy no more than 25% of yard. (Such structures are limited to one story in height)	Not allowed	Not allowed	Allowed
(k)	Unroofed parking, parking decks and loading areas.	As specified by the parking regulations (87.0601 et seq.)	Allowed	Allowed
(l)	Covered, underground or partially excavated structures, such as garages, fallout shelters, wine cellars, basements and public utility or telephone/cable TV vaults grade level.	Allowed in all three yard areas, provided that: The facilities do not extend more than 30 inches above the adjoining average finished		
(m)	Fences, screening, safety guard rails, walls and dense hedges along property lines.			
	1) Industrial land use districts.	Allowed 6 ft. max. height	Allowed 10 ft. max. height	Allowed 10 ft. max. height
	2) Commercial land use districts.	4 ft. max. height	10 ft. max. height	10 ft. max. height
	3) All other land use districts.	4 ft. max. height	6 ft. max. height	6 ft. max. height

Fence heights in excess of these standards may be allowed by an approved Conditional Use Permit, Variance, Tract or Parcel Map or when required by the County for reasons of the health and safety of the general public. In the RC and RL Land Use Districts, open fences may go up to a maximum of five (5) feet in the front yard and street side yards.

(n)	Trees, shrubs and landscaping, other dense hedges with a screening effect, sculpture and similar decorations; flagpoles; unroofed paving and driveways outside the ultimate road right-of-way; walkways, and utility poles and lines located along property lines no closer than one foot from side property line. Unroofed paving and driveways within the ultimate road right-of-way shall be no closer than three feet from the side property line.	Allowed	Allowed	Allowed
-----	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------	---------	---------

Facilities		Front and Street Side Yards	Interior Side Yards and Courts	Rear Yard
(o)	Signs	Allowed in all three yard areas, subject to Sign Design Standards.		
(p)	Swimming Pools and spas no closer than 5 ft. of any property line.	Not allowed	Not allowed	Allowed

Readopted Ordinance 3341 (1989); Amended Ordinance 3374 (1990); Amended Ordinance 3427 (1990);
Amended Ordinance 3612 (1995); Amended Ordinance 3779 (1999); Amended Ordinance 3864 (2002)